

Prepared By & Return To:  
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STATE MS. - DE SOTO CO.

JAN 12 1 59 PM '96

BK 295 PG 15  
W.E. DAVIS CH. CLK.

JOSEPH S. SMITH and wife,  
JULIA G. SMITH,  
Grantors

TO

WARRANTY DEED

JAMES F. SMITH and wife,  
AMY G. SMITH  
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JOSEPH S. SMITH and wife, JULIA G. SMITH, do hereby sell, convey and warrant unto JAMES F. SMITH and wife, AMY G. SMITH, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being in DeSoto County, Mississippi, described as follows, to-wit:

Lot 3, Smith Subdivision, Section 29, Township 2  
South, Range 8 West, as shown on plat of record  
in Plat Book 33, Page 14, in the Register's Office  
of DeSoto County, Mississippi.

The Grantors also convey, to the Grantees, their successors and assigns, a right-of-way or easement for ingress and egress over and upon the 50' road easement running from Horn Lake Road to the subject property as shown on said plat, and in addition also convey their interest that they have previously reserved in a 50' ingress and egress easement over the east 50' of Lot 2 also as shown on said plat.

Being part of the same property conveyed to the Grantors herein by Warranty Deed of record in Book 189, Page 834, in the said Register's Office.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Taxes for the 1996 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 1-12 day of JANUARY, 1996.

Joseph S. Smith  
JOSEPH S. SMITH

Julia G. Smith  
JULIA G. SMITH

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 12th day of JANUARY, 1996, within my jurisdiction, the within named JOSEPH S. SMITH and wife, JULIA G. SMITH, who acknowledged that they executed the above and foregoing Warranty Deed.

W. E. Davis, Notary Clerk  
NOTARY PUBLIC W. E. Davis, Notary Clerk

My Commission Expires:

**MY COMMISSION EXPIRES**

**JAN 3, 2000**

Grantors' Address: 1365 Horn Lake Road, Nesbit, MS 38651  
Home # (601) 429-0306; Work # Retired

Grantees' Address: 3540 Dorchester Drive, Horn Lake, MS 38637  
Home # (601) 342-6234; Work # (901) 525-2736